

National Register of Historic Places FAQ

Questions:	National Register
Can I make changes to my house and garden without HDC review?	Yes (You will still need to obtain all required city permits.)
Do I need approval for a new roof?	No
Do I need approval for routine maintenance?	No
Can I demolish my home?	Yes (You will still need to obtain a City demolition permit.)
Can I sell my home?	Yes
Can I apply for tax benefits?	Yes (State - 20% of approved costs; and Federal – 20% of approved costs)
Are there any penalties for demolishing a listed property?	No (As long as you have obtained a City permit.)
Will this nomination will cost me money?	No City staff will prepare the nomination for you.
Will this protect my home from eminent domain*? (*government seizure)	Possibly The government is required to consider alternatives regarding preservation of the historic property
Do I have a say whether or not my house is listed?	Yes
Will it be more difficult to sell my house in the future?	No

National Register vs. Local Designation

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Question	National Register	Local Designation
<i>Can I make changes to my house and garden without HDC review?</i>	Yes	No Design review is required, and guidelines are publicized to guide decision-making.
<i>Can I put on a new roof without reviews?</i>	Yes	Possibly Review is triggered by the owner's proposal to install a different material.
<i>Can I do routine maintenance without reviews?</i>	Yes	Yes
<i>Can I demolish my house?</i>	Yes	Not likely Demolition of historic structures is discouraged.
<i>Is there any financial assistance available?</i>	Yes (State and Federal)	Yes (Local, State, and Federal)
<i>Can I make changes to the interior of my house?</i>	Yes	Yes
<i>Will this nomination cost me money?</i>	No City staff will prepare the nomination and send it through the process.	No City staff will prepare the nomination for you and send it through the process.
<i>Will this protect my home from eminent domain (government seizure)?</i>	Possibly It forces the government to consider alternatives regarding preservation of the historic property.	Possibly It forces the government to consider alternatives regarding preservation of the historic property.
<i>Do I have a say whether or not my house is listed?</i>	Yes	Yes
<i>Can I sell my home?</i>	Yes	Yes Many people want to live in historic properties.

Points to Consider

- ✓ Your house is most protected when designated under both the National Register and the Local Designation
- ✓ By designating your house you preserve not only the character of your own home, but that of your community as well.
- ✓ Many homes in the Rockville Area are already designated!
- ✓ Even designation from both tools does not mean guaranteed protection, but it is a great start.

The National Register of Historic Places

Administered by the National Park Service

❖ What is the purpose of the National Register of Historic Places?

The National Register was established in 1966 to support public and private efforts to identify, evaluate, and protect our historic and archeological resources nationwide. Currently, there are 78,000 listings.

❖ Is it possible to have local recognition without Rockville's local designation?

Yes. Listing in the National Register is an honor. Currently there are 116 properties in Rockville that are listed as part of larger National Register historic districts; and 5 which are individually listed.

❖ What are the necessary criteria for a National Register designation?

The site must be have significance in federal, state, or local

- History
- Culture
- Architecture
- Design
- Archaeology

Furthermore, structures representing architectural styles, period, methods of construction and workmanship, and materials used are considered.

❖ Do I need any approval before I alter any part of my home if it is National Register listed?

No. In addition, should a state or federal agency propose something that would have an effect on your property, they would have to consider options to preserve the property. The State Historic Preservation Officer (SHPO) takes the lead on this, in consultation with the property owners and the City.

❖ What is the benefit to getting a site listed in the National Register?

This provides national recognition of the historic significance of your property. There are also tax benefits (State and Federal) that are available to assist with maintenance and rehabilitation work (handled by the SHPO).

Rockville Historic District Designation

❖ What is the purpose of local designation of historic resources?

- To safeguard the heritage of Rockville by preserving districts that reflect cultural, social, economic, political, and architectural history
- To stabilize and improve property values within the district
- To foster civic beauty
- To strengthen the local economy
- To promote the use and preservation of historic districts for the education, welfare, and pleasure of the residents of Rockville

❖ What are the necessary criteria for a local designation?

The criteria for the local designation are modeled after the National Register criteria. Thus, most sites listed on the National Register are eligible for local designation.

❖ Do I need approval before I alter any part of the designated site?

Yes, because this review process is what protects the integrity of the site over the long term. The Historic District Commission (HDC) reviews only changes and alterations proposed by you, the owner. The HDC and staff work with you to develop a proposal that will be approvable, and typically, most projects are approved. In addition, for repairs and maintenance where no changes are proposed, there is no HDC review.

❖ What does the review/approval process involve?

The Historic District Commission (HDC) is charged with approving/rejecting plans that affect the site. They are to offer suggestions if such projects are rejected. Success is often achieved with compromise. However, if the plans follow the guidelines as defined and put forth by the commission, the plans will be approved.

❖ What is the Historic District Commission, and how does it achieve its goals?

The five-member Historic District Commission was created by the Mayor and Council for the purpose of recommending the boundaries of districts that are deemed to be of historic or architectural value to the city of Rockville and with reviewing applications for construction or alterations in the historic districts. The volunteer Commissioners are city residents, and must be qualified through their education, knowledge, training, or demonstrated interest in the following:

- History
- Preservation
- Architecture
- Urban design

❖ **How does a property achieve local designation?**

Properties that qualify for HDC review have been vetted through a public process that includes research, recommendations from the HDC and the Planning Commission, and a positive vote by the Mayor and Council to apply the historic district overlay zone.

❖ **What is the benefit to getting a site locally designated?**

For the individual property owner, there is the pride of ownership of a significant piece of Rockville's history. There are tax credits available (local, state, federal) in recognition of your role as steward of a historic site. In addition, the HDC and staff offer free technical and design advice about maintenance, rehabilitation and alterations at your property.

For the overall community, local designation promotes long-term preservation of the historic character of the site and City. The program is designed to stabilize and improve property values, foster civic beauty, strengthen the local economy, and promote the use and preservation of these historic sites for the education, welfare and pleasure of the residents of Rockville. The tax credit availability was designed to recognize the individual's contribution to the welfare of our larger community.